



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Executive Officer

DATE: July 14, 2005

SUBJECT: **Agenda Item VI : Consideration of resolution authorizing the acquisition of approximately 2.51 acres (APN 4384-034-001) in Benedict Canyon using funds from Santa Monica Mountains Open Space Preservation District No. 1, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acquisition of approximately 2.51 acres (APN 4384-034-001) in Benedict Canyon using funds from Santa Monica Mountains Open Space Preservation District No. 1, Los Angeles.

Background: The subject 2.51-acre parcel is located on a slope near the east end of Clear View Drive in the Benedict Canyon area. The subject parcel is one of five parcels that staff had appraised in the Benedict Canyon area.

As shown on the attached aerial photograph, the subject parcel is one of several undeveloped parcels east of Benedict Canyon Road. The main value of this set of properties is for viewshed and preservation of open space in Benedict Canyon. However, all of the parcels support some high quality chaparral vegetation.

Recently staff made a formal offer to purchase parcel which was accepted by the owner and the parties have preliminarily agreed to the terms of a Purchase and Sale Agreement that is contingent upon Governing Board approval. Acquisition of the parcel would provide significant special benefit and ensure that this part of Benedict Canyon would remain undeveloped. The proposed purchase price is \$100,000, which matches the value determined by an independent appraisal which has been submitted to the California Department of General Services for approval.